THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FAB)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6758 PAGE 852

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Litterer Nichols	Same	111-3-17
(NAME) Apt. 41-W, Royal Oaks Tower Harding Road	(NAME)	PAR 48 & 11
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Seventy-Two Thousand Three Hundred --------
----------and 00/100 ---------- *Dollars,*
($72,300.00), of which $7,230.00 has been paid in cash by Elizabeth Litterer Nichols (Grantee), receipt of which is hereby acknowledged, and for the balance of the purchase price Grantee has executed a promissory note of even date herewith in the amount of $65,070.00 payable to the order of Frank A. Berry, Jr., Executor, in 60 installments of principal plus interest at the rate of 10% per annum, all as more specifically provided in said note,

We, the undersigned, acting by and through Frank A. Berry, Jr., our attorney-in-fact, (Grantor),
have this day bargained and sold, and do hereby transfer and convey unto the said Elizabeth Litterer Nichols,
her heirs and assigns,
the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in the County of Davidson, State of Tennessee, and is described as follows:

Those certain premises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal Property Regime, by Master Deed and Declaration and By-Laws, dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee in Book 4710, page 901, as amended in Book 4798, page 813, said Register's Office, and more particularly described as follows:

Units labeled 41-W & 11 (parking space) of said project, as shown on the Plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, and an undivided 2.09546% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Maria Protho Brown by deed from Charles F. Alexander, Trustee, of record in Book 4728, page 259, Register's Office for Davidson County, Tennessee, the said Maria Protho Brown having since died testate, and the above described property having passed under the residuary clause of her Will of record in Will Book 150, page 22, Probate Court of Davidson County, Tennessee. By instruments of record as indicated by the Book and page of recordation in the Register's Office for Davidson County, Tennessee, immediately following the name of each Grantor, Frank A. Berry, Jr. was given power of attorney for the residual heirs to convey their respective interests in the property on their behalf. Said Grantors are as follows: James T. Prothro (Book 6754, page 250), Elizabeth Carey Jetton (Book 6754, page 246), Julia W. Allen (Book 6754, page 248), Mary W. Ford (Book 6754, page 251), Jeanne C. Dowdle (Book 6754, page 247), Roberta Quis (Book 6754, page 252), Waddey West, Jr. (Book 6754, page 253), Julia W. Allen, Trustee for Dunlap West (Book 6754, page 249), and Harry W. Wellford (Book 6755, page 417).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 72,300.00

Subscribed and sworn to before me, this the 8th day of January 86

Affiant Elizabeth Jetton Nichols

My commission expires: My Commission Expires July 9, 1989 (Affix Seal)

Notary Public Rebecca A. Gibbs

unimproved ( )
This is improved ( ) property, known as Apt. 41-W, Royal Oaks Tower, Harding Road, Nashville, TN 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 8th *day of* January *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JAMES T. PROTHRO
ELIZABETH CAREY JETTON
JULIA W. ALLEN
MARY W. FORD
JEANNE C. DOWDLE
ROBERTA QUIS
WADDEY WEST, JR.
JULIA W. ALLEN, Trustee for
Dunlap West
HARRY W. WELLFORD

By: Frank A. Berry, Jr.
Frank A. Berry, Jr.
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6758 PAGE 854

Personally appeared before me, Virginia L. Cox, a Notary Public in and for said County and State, the within named Frank A. Berry, Jr., Attorney-in-Fact for the within named Grantors,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of January, 1986.

Virginia L. Cox
Notary Public

Commission Expires 1/19/88

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

BOOK 6758 PAGE 855

WARRANTY DEED

FROM

TO

67386

IDENTIFICATION REFERENCE

JAN 9 10 22 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RELEASED

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6758 PAGE 856

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

72300.00- CMIT.
187.90 CSTAX
.50 PREEL
12.00 MDEED
CHECK 200.40-
411901/09/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.3 8 6

IDENTIFICATION REFERENCE

JAN 9 10 22 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 208915